

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 17 and
March 17, 1971

Appeal No. 10673 George Washington University, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of March 23, 1971.

EFFECTIVE DATE OF ORDER - April 8, 1971

ORDERED:

That the appeal for permission to erect two story addition to existing Physical Education Building and to erect addition of a seven story parking structure with three levels below grade and additional parking on roof in accordance with Section 3101.46 and roof structure in accordance with Section 3308 and variance of setback requirements of Section 3201.26 to permit two pent-houses to have one face on lot line at 817 - 23rd Street, NW., Lots 15-18,800-804,839,845-848, part of Lots 19,805,803,831,841, Square 55, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The property is a part of the approved campus area and is partially improved with a small dormitory and record building which will be razed. The remainder of the property is used as a University parking lot under Certificate of Occupancy No.24337.
3. The appellant proposes to erect a two story addition to the existing Physical Education Building as well as to erect a seven story parking structure as an addition to the Physical Education Building.
4. The two story addition to the Physical Education Building is necessary because of the intrusion of the building into the space needed for the parking structure. The parking structure will have three levels of below grade parking with additional parking on the roof.

5. The appellant amended his appeal to include a subdivision of the subject property because the proposed parking structure takes approximately 2,200 square feet from the adjacent lot (Lot 26), (Exhibit No. 11).

6. The proposed parking structure as an addition to the Physical Education Building will have seven stories with a building area of 259,247 square feet. The area of the lot is 44,351 square feet and the total area of the roof structure is 666 square feet. The FAR of the building without roof structure is 5.79 and the FAR of the roof structure is 0.02.

7. The penthouse will house two stairs and two elevator banks. The material and color of the street facade will be exposed aggregate precast panels in natural limestone color and black slate facias. The material and color of the roof structure will be metal mansard roof painted black and brick in natural limestone color. The parking structure will be open on two street fronts and the remaining two sides will be enclosed with natural limestone brick walls.

8. The appeal was filed and heard under plans by Mills, Petticord and Mills, Architects, drawings No. A-6, A-7, A-8, A-9, A-10 and A-11, approved as noted by Mr. Howard H. Mackey, member of the Board on April 1, 1971.

9. The Department of Highways and Traffic offers no objection to the granting of this appeal provided the following driveway operations requirements are followed:

"1. That traffic on H Street between 7 and 9:30 a.m. be prohibited from turning left into the entrance driveway to the proposed parking facility. That traffic exiting onto H Street from the easterly most driveway be required to turn left only between 4 and 6:30 p.m. That traffic exiting onto H Street from the westerly most driveway be required to turn right only between 4 and 6:30 p.m.

2. That traffic on Eye Street between 7 and 9:30 a.m. be prohibited from turning left into the proposed parking facility driveway on that street. That traffic on Eye Street between 7 and 9:30 a.m. be required to turn right only to enter the entrance driveway to the parking facility on that street."

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10. The National Capital Planning Commission at its meeting on March 4, 1971, recommended approval of this appeal provided that the Board required the University to screen the large openings and use the same or similar material on all sides of the parking structure.

11. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the proposed two story addition to the Physical Education Building is compatible with the approved campus plan and will not adversely affect the use of nearby and adjoining property.

The Board concludes that the roof structures of this proposed parking garage will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and is compatible with the approved campus plan which will not affect adversely the use of nearby and adjoining property.

We are of the further opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

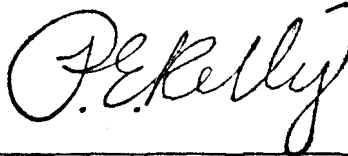
This Order shall be subject to the following condition:

[a] The FAR without roof structure shall be computed on the basis of the University campus area, which is presently owned by the University.

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BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:



By: _____

PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF
SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR
OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF
THIS ORDER.